

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop of the Board of Supervisors of the Sweetwater Creek Community  
5 Development District was held on Tuesday, April 21, 2026 at 10:00 a.m., at the 1865 N. Loop Pkwy, St.  
6 Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Supervisor Cervelli called the meeting to order and conducted roll call.

9 Present were:

10	Ron Cervelli	Board Supervisor, Chairman
11	Daniel Colin	Board Supervisor, Vice Chairman
12	Gary LaCombe	Board Supervisor, Assistant Secretary
13	Stephen Handler	Board Supervisor, Assistant Secretary
14	Kristen Cohen	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Howard McGaffney	District Manager, FCS Management Group
17	Erin Gunia	General Manager, Sweetwater Creek CDD
18	Cheryl Blythe	Fitness Manager, Sweetwater Creek CDD
19	John Smith	Resident
20	Bruce Cranner	Resident

21 *The following is a summary of the discussions had at the April 21, 2026 Sweetwater Creek CDD Board of*  
22 *Supervisors Budget Workshop. Audio for this meeting is available upon public records request by emailing*  
23 [\*PublicRecords@vestapropertyservices.com.\*](mailto:PublicRecords@vestapropertyservices.com)

24 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
25 *agenda items)*

26 John Smith discussed the increase in assessments year over year.

27 Bruce Cranner asked what the best way for residents was to find out what was being worked on in  
28 the community.

29 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

30 **FOURTH ORDER OF BUSINESS – Discussion Topics**

31 **Roll Call was done out of order, at this time.**

32 A. Exhibit 2: FY 2026-2027 Proposed Budget

33 Supervisor Colin provided an overview of the process for the creation of the proposed budget  
34 completed by himself, Mr. McGaffney, and Ms. Gunia.

35 Ms. Gunia discussed the irrigation assessment as completed by a company brought in by Ms.  
36 Leister.

37 Discussion ensued regarding the 4.1% increase from the previous year.

38 Mr. McGaffney began discussing the proposed budget section by section starting with the General  
39 Fund.

40 Discussion ensued regarding whether to increase or lower the line item for District Engineering  
41 fees.

42 Discussion ensued regarding the budgeted cost of District Counsel versus the actual costs in FY  
43 2025 and current costs in FY 2026.

44 Mr. McGaffney continued to walk through the budget items with brief explanations of what each  
45 item entailed. Discussion continued going down the various budget items, which included but were  
46 not limited to, insurance and landscaping. As well as the potential to go out for a landscaping RFP,  
47 updates to the amenity center, staffing costs, and building capital reserves.

48 The main takeaway was that the increase was projected at 5.92%.

49 **FIFTH ORDER OF BUSINESS – Supervisors’ Requests**

50 There being no Supervisors’ requests, the next item followed.

51 **SIXTH ORDER OF BUSINESS – General Manager’s Updates**

52 There being no General Manager’s updates, the next item followed.

53 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to**  
54 **3 minutes per individual)**

55 There being no Audience Comments, the next item followed.

56 **EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 7 at 4:00PM**

57 **NINTH ORDER OF BUSINESS – Adjournment**

58 Supervisor Cervelli asked for final comments and requests before adjourning the meeting at  
59 approximately 6:22 p.m.


60 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
61 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
62 *including the testimony and evidence upon which such appeal is to be based.*

63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
64 **meeting held on June 2, 2026.**

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68 Howard McGaffney (Jun 10, 2026 07:56:27 EDT)

**Signature**

Howard McGaffney

**Printed Name**

69 Title:  Secretary     Assistant Secretary



68 Chairman Cervelli (Jun 10, 2026 06:35:28 EDT)

**Signature**

chairman cerveli

**Printed Name**

Title:  Chairman     Vice Chairman